



**MILWAUKEE**  
PUBLIC LIBRARY

## EAST LIBRARY REDEVELOPMENT PROPOSAL SUMMARY & PUBLIC DISCLOSURE STATEMENT

**PROPERTY** 1910 East North Avenue

### OFFER INFORMATION

Offer Price: \$20,000 (Minimal amount to cover sale expenses)

Contingences Purchase will be contingent on 1) Buyer receiving all necessary City of Milwaukee project approvals; and 2) Buyer receiving an allocation of Section 42 Affordable Housing Tax Credits by May 1st, 2012

No brokerage fees will be paid by City.

### SUBMITTER IDENTIFICATION

Developer Name	Stone House Development, Inc.		
Mailing Address	625 N. Segoe Rd, Suite 107, Madison, WI 53705		
Primary Contact	Richard B. Amesen	Telephone	608-251-2399
Email	rba@stonehousedevlopment.com	FAX:	608-251-6077

Principals of existing company / future owner (if known) and extent of ownership interest.

Name	Address	Title	Interest
Helen H. Bradbury	625 N. Segoe Rd., Suite 107 Madison, WI 53705	President	50%
Richard B Amesen	625 N. Segoe Rd., Suite 107 Madison, WI 53705	Vice-President	50%

Attach a list of properties in the City of Milwaukee in which developer (or future owner) has an ownership interest either as individual or as part of a corporation/partnership.

### PROJECT DESCRIPTION

Property Summary Building Area 127,000 SF # Stories 4 Above grade 4 Below grade  
Land Area ~45,000 SF  
☐ Includes excess right of way (Approximately 5 feet on Thomas)  
Parking Spaces: Total 125 Library spaces 44 Underground 125

☐ Alternate Library Scenario applicable (additional information below)

Describe overall project: The East Library project will involve the demolition of the existing library and the construction of 81 mixed-income apartment units and 16,000 square feet of library space and 125 stalls of underground parking.

Library component The library component will contain 16,000 s.f. on the corner of E. North Ave. and N. Cramer St.

Secondary Use The project will contain approximately 81 mixed-income (affordable and "market-rate") and will be both certified green-built and a certified "Energy-Star" building.

SF 110,000 GSF # Units 81 # Parking spaces 81

**Discuss benefits to neighborhood** Our vision for Milwaukee's new East Side Library development combines combines housing with the new public library in way that highlights many ideals of urban development. The building mediates between the fast pace of North Avenue and the serenity of Thomas Ave, and incorporates fenestration and detailing in a variety of forms found in the urban fabric of Milwaukee.

**Discuss contribution to BID** The new East Side Library be a state of the art, green-built mixed-use building that will enliven the street and provide additional residents to support area businesses.

**Identify "sustainable" elements** Solar Thermal Panels, Solar Electric Panels, Day-lighting, Occupancy Sensors, High Performance Lighting, recycled content materials

**Anticipated storm water management method**

**Will a zoning change be requested?** Not necessary

**Other approvals, permits or licenses (i.e. BOZA)** will be determined after thorough code review

**Temporary library location during construction** to be determined

**Library area** to be determined **SF** **Parking spaces** to be determined

☐ Alternate Library Scenario applicable

**Proposed location**

**Library area** **SF** **Land area** **SF** **Parking spaces**

**Special conditions**

## POTENTIAL DEVELOPMENT TEAM

**Architect** Plunkett Raysich Architects, LLP , Scott Kramer, AIA

**Contractor** to be determined via competitive bid

**Sales Agent/Property Manager** Stone House Development, Inc.

**Other Members**

**Describe team expertise and experience:**

- **General development** Stone House Development, Inc. is a Madison based developer and manager of mixed-use, mixed income multi-family apartments. Stone House was founded in 1996 and has developed 20 projects containing over 1,000 units.

- **Library design and/or development** Plunkett Raysich Architects, LLP has designed numerous public libraries in Wisconsin. Please see attached resume for listing.

- **Proposed secondary use for design, development & management** see General Development, above

**Other team projects** 1) UW Platteville Student Residence Hall; 2) The Flats on the Fox - 65 unit mixed-use, mixed-income development in Green Bay, WI

**Potential EBE Contractors** to be determined. Developer's last 5 projects utilized 25% EBE contractors.

## PROJECT BUDGET

Property Acquisition (minimal amount)	\$ 20,000.00
Demolition	\$ 75,000
Environmental testing/remediation/abatement	\$ 25,000
Hard construction/rehabilitation costs	\$ 11,400,000
Soft costs – architectural fees, permits, charges, etc.	\$ 3,355,000
Fixtures & Equipment (if applicable)	
Financing fees	\$ 125,000
Total cost	\$ 15,000,000

Estimated Emerging Business Enterprise (EBE) Use 19 % of total budget or \$ 2,850,000

Estimated Prevailing Wage Use 76 % of total budget or \$ 11,400,000

Financing strategy The development will be financed with Section 42 Affordable Housing Tax Credits and conventional first-mortgage loan.

The developer will also explore the use of New Markets Tax Credits for the library portion.

## CONFLICT OF INTEREST DISCLOSURE

Submitter covenants that no member of the Common Council of the City of Milwaukee, nor any officers or employees of the City of Milwaukee, has any interest in the Submitter's company or the intended redevelopment, except as follows: \_\_\_\_\_

Is Submitter a City of Milwaukee employee or member of any City board? ☐ Yes ☒ No

If yes, identify the department, board and/or and position: \_\_\_\_\_

## ESTIMATED SCHEDULE

	Months to complete
Final Plans/Specification Preparation	April 2012 to July 2012
Bidding & Contracting	July 2012 to August 2012
Firm Financing Approval	by May 1, 2012
Building Construction	August 2012 to August 2013
Landscaping/Site Work	Finished by August 2013

## CITY POLICIES

Submitter certifies that it as individual or member of a corporation or partnership is not now and will not be at closing in violation of the following policies:

- Delinquent taxes due the City
- Building or health code violations that are not being actively abated
- Convicted of violating an order of the Department of Neighborhood Services or Health Department within the previous year
- Convicted of a felony crime that affects property or neighborhood stability or safety
- Outstanding judgment to the City
- In Rem foreclosure by the City within the previous five years.

Property will be sold on an "as is, where is basis." The City discloses that the property may contain old foundations and debris or other subsoil problems and the building may contain asbestos containing materials for which the buyer will be solely responsible. An ALTA survey will not be provided. Building encroachments in the right of way may require Special Privilege Permits or Air Space Lease at buyer's sole cost.

A Phase I Environmental Assessment will be provided by City. All environmental testing will be buyer's responsibility, but must be done by an environmental consultant under a master contract with City. Remediation, including asbestos abatement, will be the responsibility of the buyer.

The Buyer must comply with the City's Emerging Business Enterprise (EBE) goal of 25% of the total project budget. An EBE Agreement will be required at closing. Buyer may need to comply with Chapter 355, Milwaukee Code of Ordinances, for payment of prevailing wages and hiring City residents

All properties must be fully taxable for property tax purposes. The deed shall contain a restriction prohibiting future application to the City for exempt status.

#### **SUBMITTER'S COMMENTS/CONTINGENCIES**

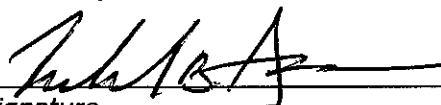
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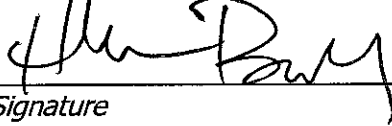
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#### **SUBMITTER CERTIFICATION & ACKNOWLEDGEMENT**

We certify that this statement is true and correct and we understand City policies.

  
\_\_\_\_\_  
*Signature*  
Richard B. Ames, vice President  
\_\_\_\_\_  
Print Name & Title  
August 15, 2011  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
*Signature*  
Helen H Bradbury, President  
\_\_\_\_\_  
Print Name & Title  
August 15, 2011  
\_\_\_\_\_  
Date

## PROJECT DESCRIPTION

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Stone House Development, Inc. is proposing a mixed-use development consisting of a 16,000 square foot space for the East Library and approximately 81 apartment units structured as a two-unit condominium. The apartments would include affordable and market rate units. The building would incorporate numerous energy saving and sustainable design features and would be a certified "Energy Star" building and a certified "Green Built" building. In addition, the developer would pursue LEED certification for the Library portion of the development.

The housing portion of the development would be financed with Section 42 Affordable Housing Tax Credits. It would represent Stone House's eighteenth affordable housing development in Wisconsin. Stone House would be the developer and property manager. The firm manages a total of twenty properties throughout the state including four in the City of Milwaukee.

Stone House would retain the architectural services of Plunkett Raysich Architects, LLP of Milwaukee. Stone House and Plunkett Raysich worked together most recently on a 400 bed residence hall for the University of Wisconsin-Platteville and a mixed-use, mixed-income redevelopment project on the Fox River in Green Bay.

Our vision for Milwaukee's new East Side Library development combines housing with the new public library in a way that highlights many of the ideals of urban development. The building mediates between the fast pace of North Avenue and the serenity of Thomas Ave, and incorporates fenestration and detailing in a variety of forms found in the urban fabric of Milwaukee.

### **Highlights of the design include:**

- A prominent first floor location for the library with a corner entrance addressing North Avenue and Cramer Streets.
- Playful “Windows to Learning ‘books’” on the North Avenue façade that provide small rooms in which children are able to become, literally, a part of their story books.
- A curvilinear library wall in a modern reinterpretation of the beloved Pizzaman restaurant.
- Façade elements that provide multiple opportunities for library branding.
- A tall first floor to maximize the penetration of natural light deep into the library and which provide opportunities for re-use of the existing stained glass.
- A variety of low maintenance, but colorful, building materials.
- A public green space facing Cramer Street.
- Articulation along North Avenue, Cramer, and Thomas Avenue to address the changes in scale along each street.

### **Sustainable and Energy Efficient Design Features**

- Solar thermal panels (for both domestic hot water as well as space heating)
- Solar photovoltaic panels
- State of the Art Mechanical and Plumbing Systems, including in-floor radiant heat and 93%+ efficient modulating boilers, indirect domestic hot water system, and “watersense” plumbing fixtures.
- Super insulated building envelope.
- High performance bath ventilation with fresh air intake and energy recovery ventilators.
- Green roof
- High performance lighting, including LED fixtures, daylighting controls, skylights, and occupancy sensors